

**DEVELOPMENT REVIEW COMMITTEE – November 2, 2021**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16890 Cypress Way**

**Architecture and Site Application S-20-007**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:10. APN 532-23-072.**

**PROPERTY OWNER: Purple Rose LLC**

**APPLICANT: Stuart Alderman**

**PROJECT PLANNER: Jocelyn Shoopman**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

**Required finding for the demolition of existing structures:**

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the single-family residence will be replaced.
  2. The existing structure has no architectural or historical significance and is in poor condition.
  3. The property owner does not desire to maintain the structures as they exist; and
  4. The economic utility of the structures was considered.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

**Required compliance with the Hillside Development Standards and Guidelines:**

- As required, the project is in compliance with the applicable chapters of the Hillside Development Standards and Guidelines.

## **CONSIDERATIONS**

### **Required considerations in review of Architecture and Site applications:**

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.